

\$699,990 - 3740 35 Avenue Sw, Calgary

MLS® #A2244768

\$699,990

5 Bedroom, 2.00 Bathroom, 1,454 sqft
Residential on 0.16 Acres

Rutland Park, Calgary, Alberta

Welcome to 3740 35 Avenue SW, a rare opportunity in one of Calgary's most established and evolving communities. This four level split, built in 1956, offers five bedrooms, one and a half bathrooms, and a solid, timeless structure ready to be reimagined. For the visionary buyer, this home is more than walls and a roof. It is a blank canvas. Whether you are a young family creating something personal and lasting, or an investor searching for a high demand rental, the layout here works. Renovate and rent individual rooms, refresh the existing floor plan, or explore the possibility of adding a secondary suite (a secondary suite would be subject to approval and permitting by the City of Calgary). The potential is here. It just needs your touch. The location is where this home truly sets itself apart. A short walk to Mount Royal University, local bakeries, grocery stores, and transit, and just minutes from the vibrant energy of Marda Loop with its boutiques, restaurants, and community events. This area draws students, professionals, and long term tenants alike, offering consistent rental demand and steady appreciation over time. Whether you choose to live in it, lease it out, or hold it as a long term investment, this is a strategic move in a neighbourhood that continues to grow in both value and desirability. Opportunities like this are rare.

Built in 1956



Essential Information

MLS® #	A2244768
Price	\$699,990
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,454
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	3740 35 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1A5

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Heated Garage, RV Access/Parking, RV Carport
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), See Remarks, Separate Entrance, Storage, Wet Bar, Wood Counters
Appliances	Bar Fridge, Dishwasher, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Irregular Lot
Roof	Tar/Gravel
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	LPT Realty
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